

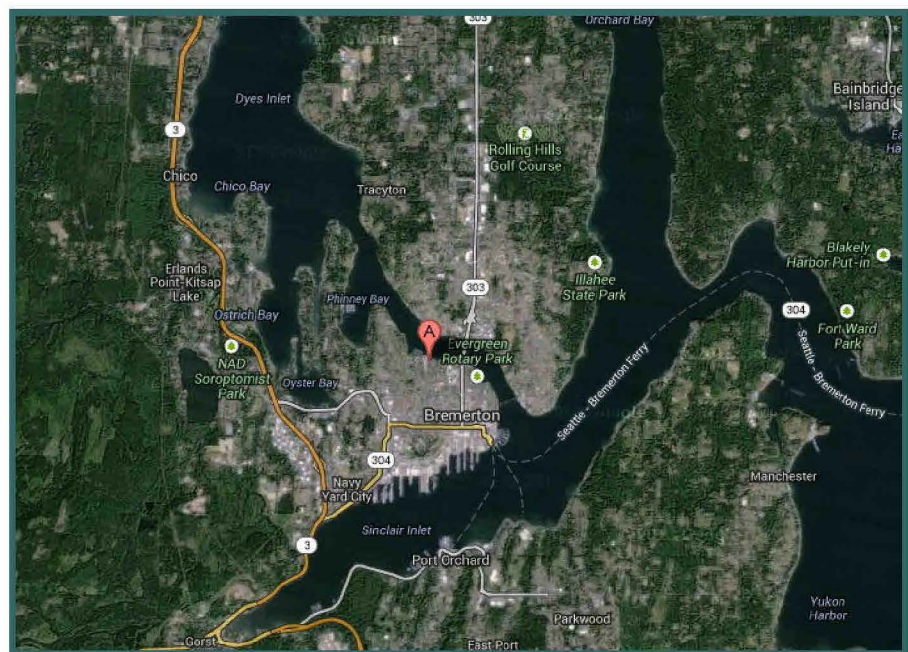
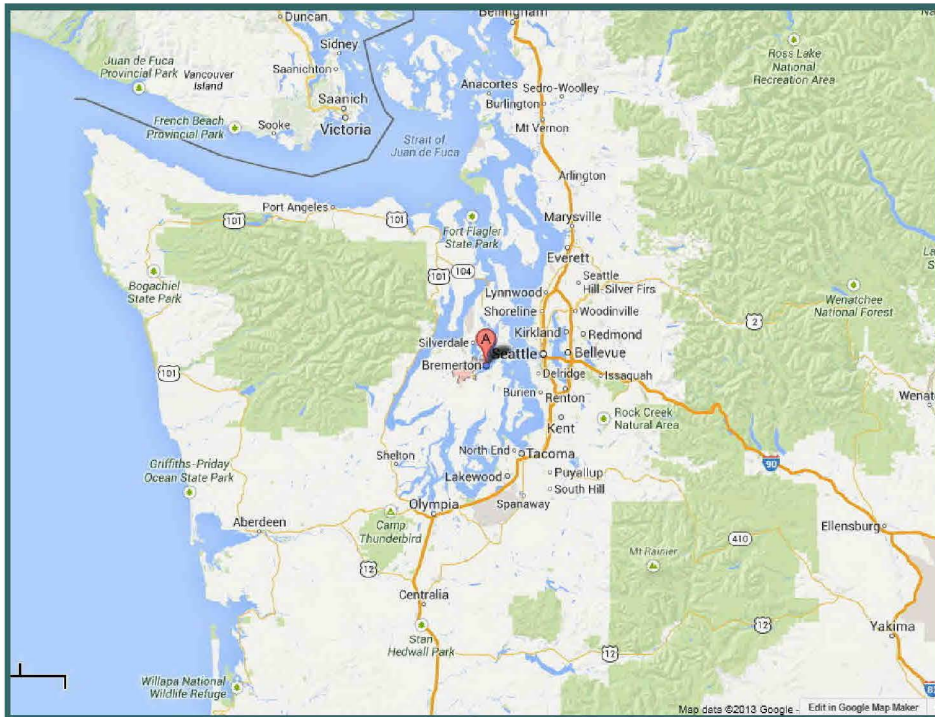


  
PENN PLAZA STORAGE LLC

**Marine Large Boat Storage,  
Haul Out and Repair**

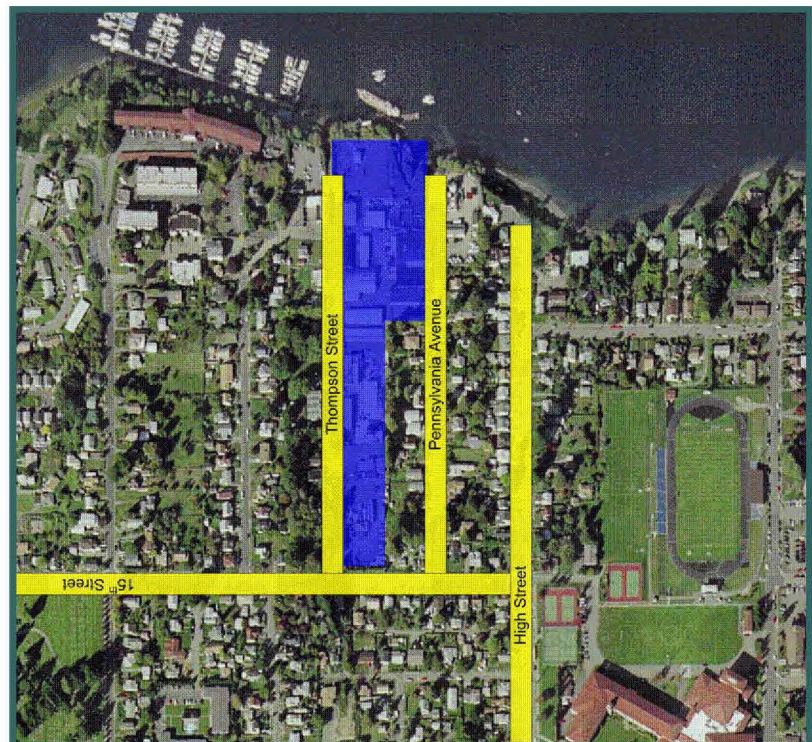
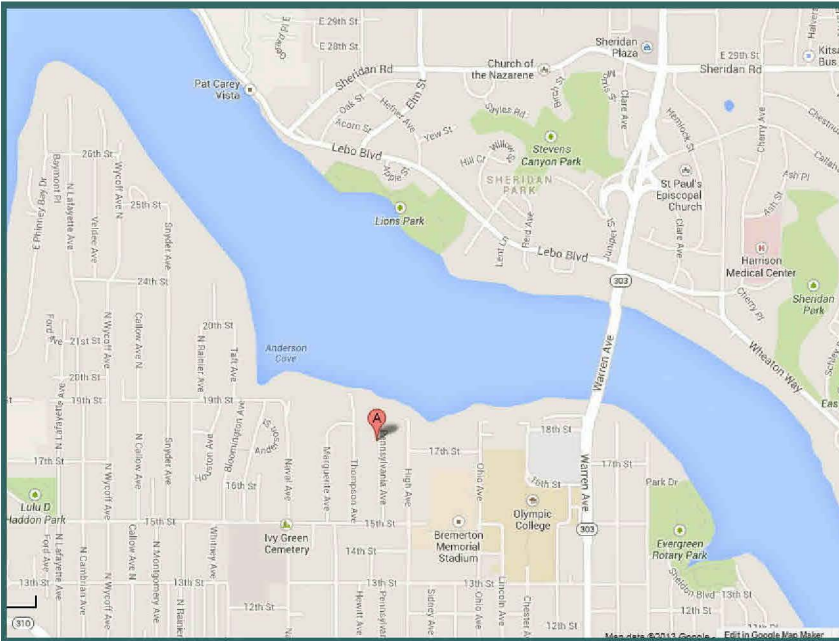
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## Regional Map and Aerial

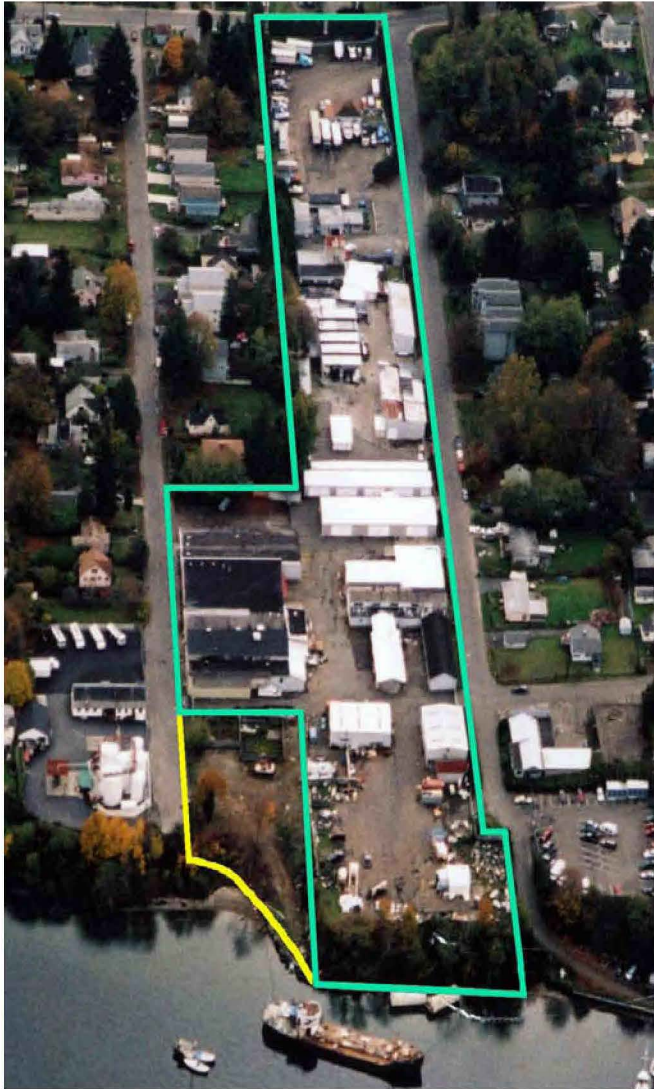




### Local Map and Aerial



## Description of the Property



*Aerial view of the property looking south*

The property is bordered on the west by Thompson Drive, the east by Pennsylvania Avenue, and the south by 15th Street. The northern side is Puget Sound waterfront.

The Property (outlined in green), is 5.6 acres and is zoned "Marine Industrial" (MI). This zoning is "intended to provide for areas of marine-related light industrial uses", including marine sales, service, repair and storage.



## The Property



Views from the property



## Large Boat Haul-out and Dry Storage

The Installation of a boat ramp will enable the use of a boat transporting piece of equipment called the *KMI Sea-Lift* to haul boats of up to 45 tons, and/or 65 feet in length from the water.

This innovative lift requires no special rails, or concrete pads and can be driven on grades up to 12%. The Sea-lift can carry most hull types including displacement hulls, catamarans, and sailboats without any special equipment. When carried to the repair or storage yard, vessels can be placed within inches of each other, maximizing space.



## Innovative Boat Haul-out



The KMI Sealift is capable of hauling out boats up to 65 feet in as little as 60 seconds.

The Sealift can carry most hull types.





## Large Boat Dry Storage

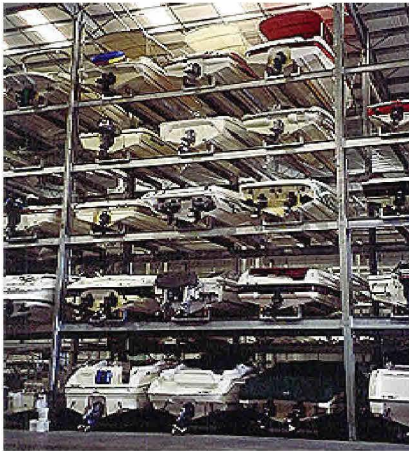


Boats are placed within inches of each other, maximizing space, and are accessed from the stern by way of permanent scaffolding.





## Heated, Traditional Dry-Stack Boat Storage



Smaller boats, up to 35 feet in length will be stored in a heated, dry-stack storage building. A large forklift is used to stack the boats 4 high.



Dry stack is the ultimate in boat storage. There are many benefits in keeping a boat in a dry, heated environment.

### **Convenience**

With a quick phone call from the boat owner, our dry stack team will launch the boat and have it tied to the dock, fueled up and ready to go. On the return, the owner ties to the dock, and we do the rest. The boat is given a fresh-water rinse and returned to its space.

### **Weather Protection**

There is no damage from rain or extreme temperatures, no winterizing is necessary, there is no sun fading, wave damage, or fouling from sea-life.

Dry stacking boats greatly improves their appearance, performance and resale value.

### **Lower Maintenance**

Dry stack boats are not subjected to the harmful effects of salt water corrosion, and do not accumulate marine growth so require no bottom painting. Boaters can spend their time out on the water enjoying themselves rather than doing maintenance.

### **Security**

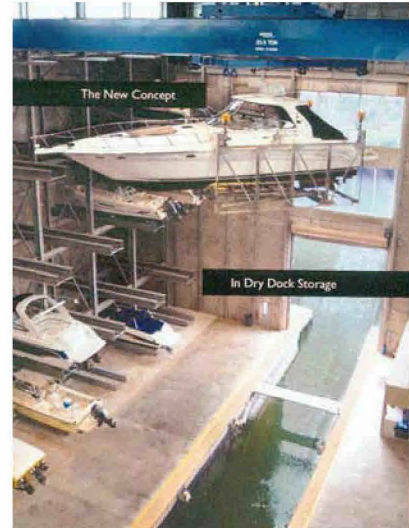
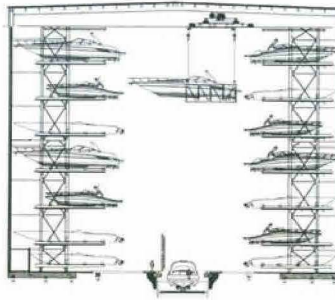
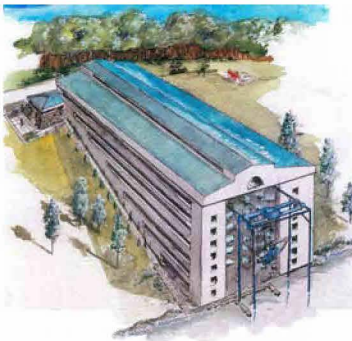
Access to the storage area will be restricted, and the building monitored by cameras. Boat owners will be able to log -on to the online video cameras to check on their boats at their convenience.

### **Environmentally Friendly**

Dry boat storage reduces or eliminates waterway pollution in the form of oily bilge water, fuel/lubricant leaks, sewage spills, litter and the discharge of chemicals from toxic bottom paint.

## Computerized Dry-Stack Boat Storage

An Alternative to the traditional Forklift method of stacking boats is the revolutionary  
"Vertical Yachts Storage Systems."  
"Computer Automated, Laser guided, Zero Damage"



This exciting design is an innovative, breakthrough technology that uses a computerized, laser guided system to dry stack boats.

The system is capable of lifting boats 18 to 90 feet and up to 180,000 pounds. It can launch a boat in as little as 3 minutes.

Using this system the traditional forklift is not required. This has several benefits:

- Isles are considerably smaller, resulting in a more efficient use of real estate.
- Large and heavy boats can be stored on every rack, not just bottom racks as with traditional designs.
- A typical forklift is restricted to a lifting height of about 50 feet, the height of the Vertical Yachts System is virtually limitless.
- The automated computer controlled movement system removes forklift-operator error.



## The Company

### CONTACTS:

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F. Paul McConkey .....Member

Margaret McConkey..... Member

Paul "Trip" McConkey.....General Manager

Kerry P. McConkey..... Office Manager

F. Paul McConkey has operated on the present site since 1976, and as a storage facility using the name Penn Plaza Storage since 2000. The current Limited Liability Company, Penn Plaza Storage LLC was formed July 11<sup>th</sup> 2006.

During his more than 36 years of business in Bremerton, Paul has owned and operated several company's including American Marine Industries which constructed marinas, and manufactured and sold concrete floats. American Marine Industries built marinas internationally and on both coasts of the US, including a 1,200 slip marina for the Port of Los Angeles. Paul also manufactured concrete block, concrete pipe, manholes, catch basins and distributed brick.

Paul is the technical advisor to the Government of Japan on Marinas.

As a lifetime boater, Paul is no stranger to the requirements of boat ownership.

Paul's son, Trip McConkey and his wife, Kerry have been managing the self storage company for 9 years. They also own their own company, which has been successful in buying and selling real estate. Growing up in Bremerton, Trip McConkey was brought up on the water and if he is not out on it, he can often be found under it - scuba diving. He has been involved in every aspect of the marina construction business, from concrete float construction, to foreman on an international marina project. Trip was a boat captain and scuba diving instructor in the Cayman Islands for 13 years. Growing up in Bremerton, Trip feels very attached to the city and it's future.

Since his return to Bremerton 10 years ago, he has joined the growing number of boat owners in the area.